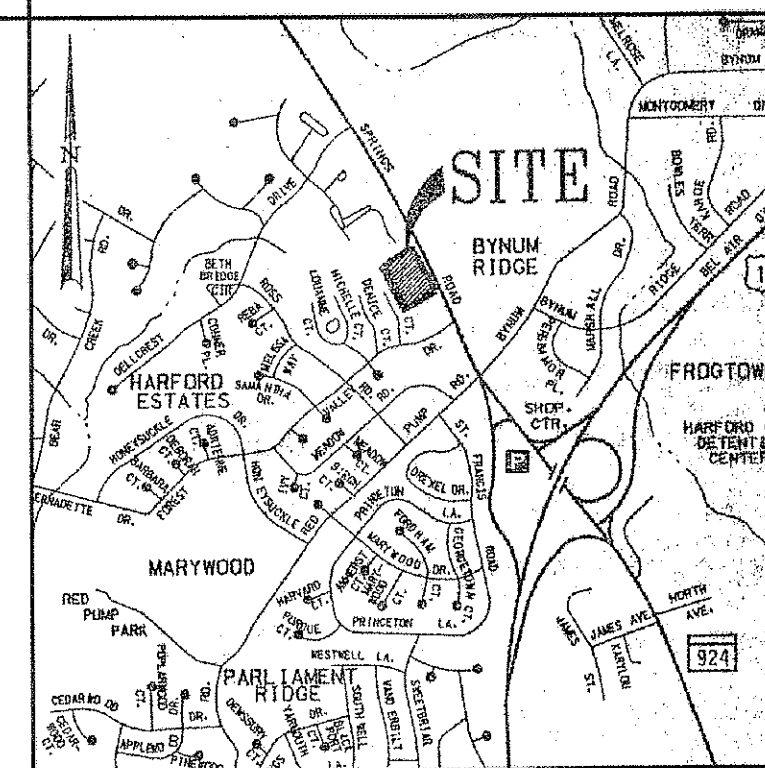


OWNERS:

1526 ROCK SPRING ROAD LLC &
1528 ROCK SPRING ROAD LLC
P.O. BOX 853
BEL AIR, MARYLAND 21014



COPYRIGHT ADG THE MAP PEOPLE
PERMITTED USE NO. 21001149

LOCATION MAP

NOTES

DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS/STATE ROADS COMMISSION WHEREVER APPLICABLE.

THE SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC DISTRIBUTION AND TELEPHONE SERVICES.

THE SIGNING OF THIS PLAT IN NO WAY GUARANTEES THE AVAILABILITY OF PUBLIC SERVICE AT THE TIME OF DEVELOPMENT.

THE MINIMUM BUILDING SETBACK LINES ARE ESTABLISHED BY THE HARFORD COUNTY ZONING CODE AND MAY VARY OR BE MODIFIED IN ACCORDANCE WITH PROVISIONS OF THE CODE.

THIS PLAT IS SUBJECT TO REVISIONS.

THIS SUBDIVISION MUST COMPLY WITH THE 2000 DESIGN MANUAL FOR STORM WATER MANAGEMENT.

FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ETC. SHALL BE DETERMINED ON CONSTRUCTION DRAWINGS.

THE APPROVED SITE PLAN FOR THIS SITE IS VALID UNTIL AUGUST 3, 2012.

SUPERSEDES NOTE

THE PURPOSE OF THIS PLAT IS TO REVISE PREVIOUSLY RECORDED PLAT C.G.H. #118-4 ENTITLED "FINAL PLAT, ROCK SPRING ROAD COMMERCIAL," NASHUAH THE RECONFIGURATION OF LOTS 1 & 2, THE ADDITION OF PARCEL 461, AND REVISIONS TO THE INGRESS/EGRESS AND DRAINAGE UTILITY EASEMENTS AS SHOWN HEREON.

FLOOD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN UNSHADED ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL #24025C0161 D, DATED 1-1-00 OF HARFORD COUNTY, MARYLAND (UNINCORPORATED AREAS) PANEL 161 OF 315. UNSHADED ZONE X IS AREA DETERMINED TO BE OUTSIDE OF THE 500 YEAR

SUBDIVISION DATA

- TOTAL ENCLOSED AREA: 4.59 AC.±
- TOTAL LOT AREA: 4.59 AC.±
- TOTAL ROAD IMPROVEMENT RIGHT-OF-WAY AREA: N/A
- NUMBER OF LOTS: 2
- ① INDICATES LOT NUMBER
- TAX MAP: #40, PARCEL: #135 & #461
- DEED REFERENCE: J.J.R. 6531/474, J.J.R. 6531/475 & J.J.R. 7719/516
- PRESENT ZONING: B2 COMMUNITY BUSINESS DISTRICT

	PROPOSED INGRESS/EGRESS AND DRAINAGE & UTILITY EASEMENT
	PROPOSED EASEMENT
	EXISTING EASEMENT AREA (S.R.C. #16536)
	EXISTING DRAINAGE & UTILITY EASEMENT PER PLAT 118/4 (TO BE REMOVED)
	EXISTING INGRESS/EGRESS AND DRAINAGE & UTILITY EASEMENT PER PLAT 118/4 (TO BE REMOVED)

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	6250.20'	376.45'	376.84'	S 25°13'45" E	03°21'20"

PRELIMINARY

PLAN TYPE P
PLAN NO. 12-082
SERIES NO. 1
DATE 7/3/12
DAD/DUE 8/1/12

SURVEYOR'S STATEMENT

THIS REVISED SUBDIVISION PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION ON JULY 3, 2012 AND WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS OF THE CODE OF MARYLAND REGULATIONS (09.13.09) BAY STATE LAND SERVICES, INC.

CHARLES DUDLEY CAMPBELL
PROPERTY LINE SURVEYOR #300-LICENSE EXPIRATION: AUGUST 21, 2012

THE USE OF THE COMMUNITY WATER SUPPLY AND / OR OF THE COMMUNITY SEWERAGE SYSTEM IS IN CONFORMANCE WITH THE HARFORD COUNTY MASTER PLAN.

DEPUTY STATE HEALTH OFFICER

THE OWNER GUARANTEES THAT THE COMMUNITY WATER SUPPLY AND THE COMMUNITY SEWERAGE FACILITY WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

OWNER

APPROVED: _____ DATE _____
DEPUTY STATE HEALTH OFFICER

APPROVED: _____ DATE _____
DIR., DEPT. OF PUBLIC WORKS

APPROVED: _____ DATE _____
DIR., DEPT. OF PLANNING & ZONING

APPROVED: _____ DATE _____
COUNTY ATTORNEY

APPROVED: HARFORD COUNTY, MARYLAND

COUNTY EXECUTIVE

DIRECTOR OF ADMINISTRATION

THE OWNER HEREBY GRANTS TO HARFORD COUNTY, MD. AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER, SEWER, AND STORM DRAINAGE LINES WITHIN THE DRAINAGE AND UTILITY EASEMENTS AND ROAD IMPROVEMENT RIGHT-OF-WAYS AS SHOWN ON THIS PLAT.

UNLESS OTHERWISE PROVIDED ON THIS PLAT, THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE LAND SO SHOWN IS EXPRESSLY RESERVED TO THE PRESENT OWNER(S) SHOWN ON THIS PLAT, THEIR SUCCESSORS, HEIRS, AND ASSIGNS. NOTHING CONTAINED HEREIN SHALL PRECLUDE THE OWNER FROM CONVEYING BY DEED THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES IN FEE TO HARFORD COUNTY, MD.

NO LOT WILL BE RESUBDIVIDED TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY SUBDIVISION REGULATIONS OR THE COUNTY HEALTH OFFICER.

OWNER: C. DUDLEY CAMPBELL
1526 ROCK SPRING ROAD, LLC & 1528 ROCKSPRING ROAD, LLC

RECORDING STAMP

REC'D FOR RECORD _____

AT _____ O'CLOCK _____ M. SAME

DAY RECORDED IN LIBER J.J.R.

NO. _____ FOLIO _____ ONE OF

THE PLAT RECORDED OF HARFORD

COUNTY, MD. AND EXAMINED PER

JAMES REILLY, CLERK

SURVEYOR'S SEAL

REVISED FINAL PLAT

ROCK SPRING ROAD COMMERCIAL

A.K.A. FROG TOWN COMMERCIAL

THIRD ELECTION DISTRICT HARFORD COUNTY, MARYLAND

BAY STATE LAND SERVICES

ENGINEERS • SURVEYORS • LAND PLANNERS
ENVIRONMENTAL CONSULTANTS

P.O. BOX 853
BEL AIR, MARYLAND 21014-0853
PHONE: 410-874-4747-FAX: 410-420-3449

SCALE: 1"=50' DATE: 07/03/12 SHEET 1 of 1
DRAWN BY: JEM/JRO CHK BY: CDC JOB NO. 05093